

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Erect single storey extension with terrace area at first floor level and external staircase to west (rear) elevation and install rooflight to east (front) elevation.

LOCATION: Hayloft Barn, Route Des Talbots, St. Andrew.

APPLICANT: Mr & Mrs P Falla

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 31/08/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/07/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7429-03/B1, /B2 & /B3.

Application Ref: FULL/2023/1321

Property Ref: K00284B000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

Expiry Date: This permission will cease to have effect on 30/08/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.

(5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2023/1321
Property Ref: K00284B000
Valid date: 24/07/2023
Location: Hayloft Barn Route Des Talbots St. Andrew Guernsey GY6 8SQ
Proposal: Erect single storey extension with terrace area at first floor level and external staircase to west (rear) elevation and install rooflight to east (front) elevation.
Applicant: Mr & Mrs P Falla

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

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Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

INFORMATIVES

OFFICER'S REPORT

Brief Description of the site:

The application site is located to the south-west of Route des Talbots and south-east of Rue des Rocquettes. The site as a whole is recognised as agricultural land and includes a 19th century open sided barn adjacent to the south boundary, a small outbuilding adjacent to the road and a former mill building located adjacent to Rue des Rocquettes to the north of the site. Land to the south of Hayloft currently falls outside the recognised domestic curtilage of Les Galliennes nor would it form part of the domestic garden associated with the dwelling proposed to be formed in the barn situated to the south of the Hayloft boundary (see relevant history below). The common boundary to the south is marked by a granite wall with a line of trees having recently been planted on the barn side of the wall (not Hayloft).

The whole of the house and enclosed barn on the adjacent land, together with the roadside wall adjacent to those structures, is protected. The 19th century open sided barn and the outbuilding adjacent to the road on the application site form part of the historic building group, however are excluded from the listing.

Following the grant of permission to convert the barn to a unit of residential accommodation, with subsequent variations, this application seeks erect a single-storey flat roof extension to the rear of the building, which is now wind and watertight but not occupied.

The site is located Outside of the Centres, within an Agriculture Priority Area, in the Island Development Plan.

Relevant History:

15/10/2020 FULL/2020/1273 Permit for change of use of agricultural land to south-east of existing dwelling to domestic garden and create new vehicular access and parking area

23/12/2021 FULL/2021/0031 Permit for the conversion of barn into a dwelling, demolish outbuilding, alterations to wing, change of use of land to domestic, create new vehicular access and close existing access. (Revised scheme). (expires 22/12/2024)

17/10/2022 FULL/2022/1581 Permit for a variation to previously approved conversion plans (Revised scheme) - Infill store opening to east, install window at 1st floor level to north and solar panels to west elevation

01/03/2023 FULL/2022/2210 Permit for a variation to previously approved conversion plans (Revised Scheme) - Retain section of outbuilding for retaining wall, erect greenhouse to north-east, extend paving area and alter landscaping.

Neighbouring barn at Les Galliennes

FULL/2023/0441 - Convert barn/store to residential dwelling (Protected Building) – under consideration

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation

x

accords with policy

x

within curtilage

x

design acceptable

x

visual amenity acceptable

x

no material neighbour impact

x

traffic not affected

x

Policies considered most relevant:

Island Development Plan policies:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

The proposed extension represents a good standard of design and will not result in harm to the character and appearance of the surrounding rural environment nor on residential amenity or the setting of adjoining Protected Buildings.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions



Date: 31/08/2023

